

# **Planning Commission – Study Session**

## **December 2, 2015**

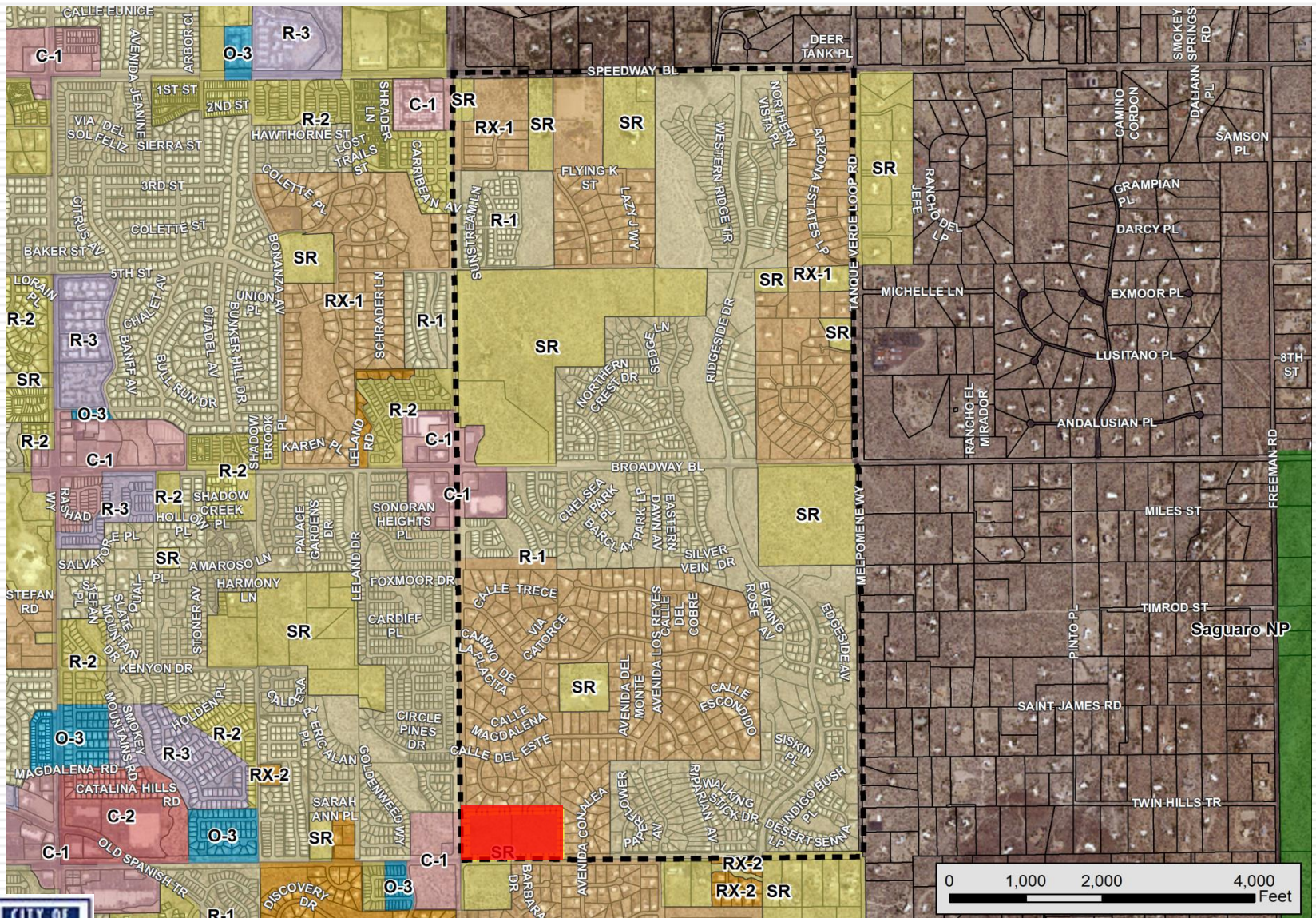
### ***Houghton East Neighborhood Plan,*** **PA-15-02**



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**December 2, 2015**



**Amendment Site**



**HENP Boundary**

**Planning and Development Services**

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**Issue:**

Request to amend *Houghton East Neighborhood Plan (HENP)* at the northeast corner of Houghton Road and 22<sup>nd</sup> Street to allow 26 foot building height with a 4 foot parapet.

*HENP* currently restricts nonresidential uses to a 20 foot building height.

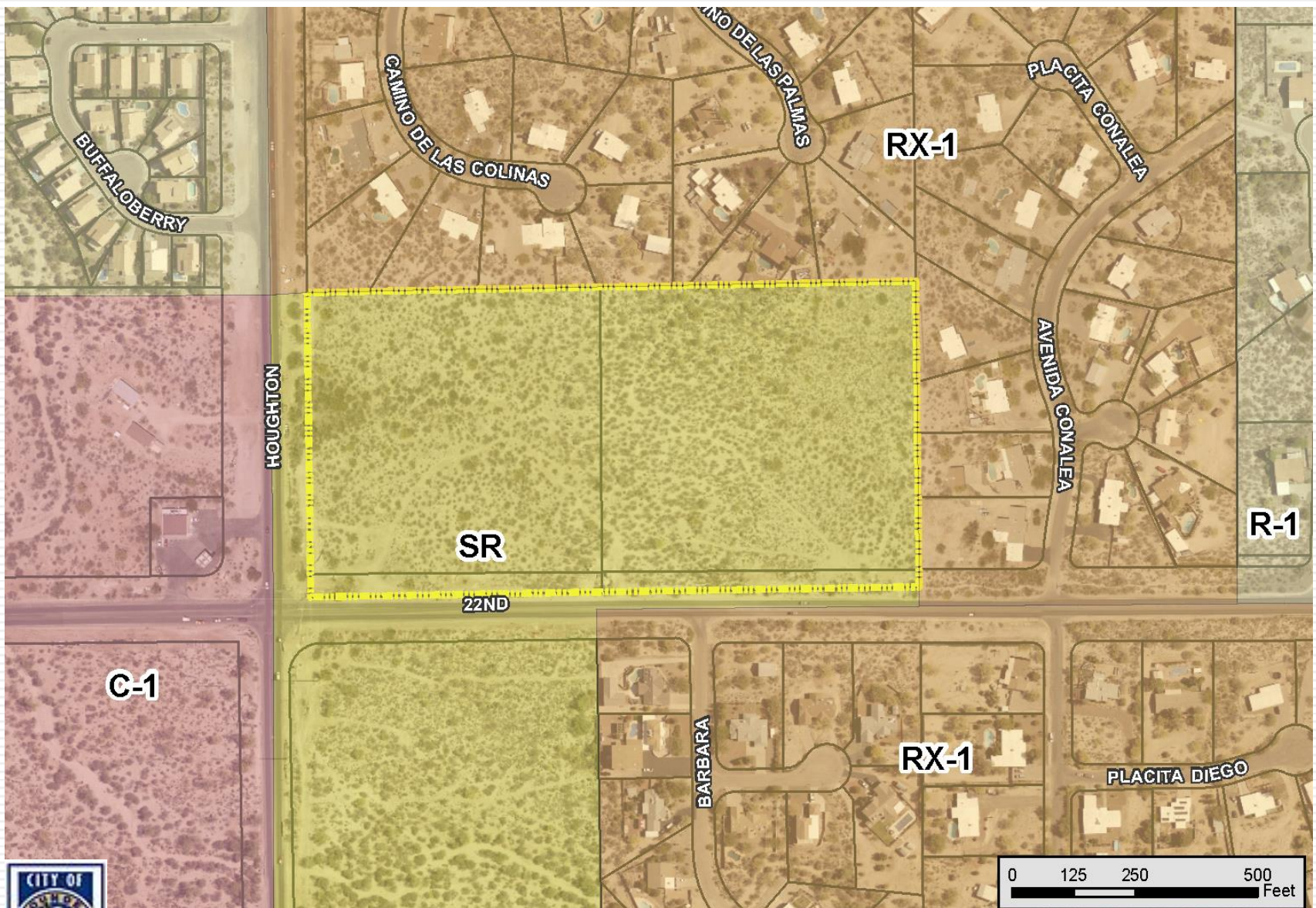


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Amendment Site

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# *Plan Tucson*

- **Future Growth Scenario Map - Neighborhoods w/ Greater Infill Potential:** potential for new residential and commercial development; uses include variety of housing types, grocery stores, other retail and services.
- **Supports commercial services located at intersections of arterial streets.**
- **Supports locating housing, employment, retail, and services in close proximity to each other to allow easy access between uses and reduce dependency on the car.**



# *Houghton East Neighborhood Plan - Goals*

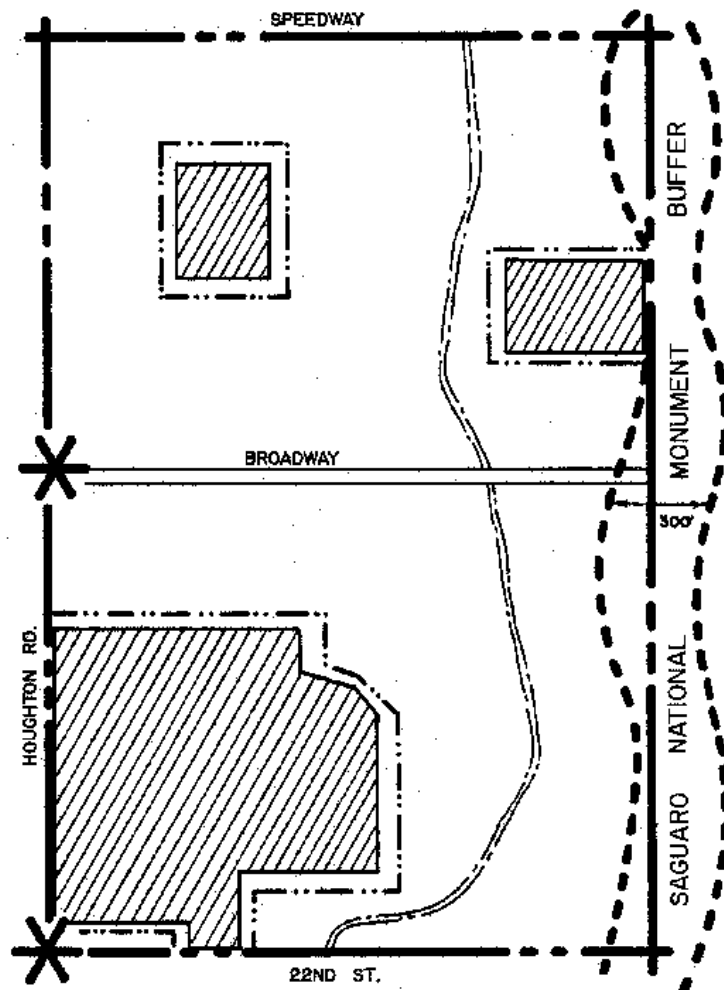
- **Ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses.**
- **Develop a compatible mix of suburban and low-density residential uses with supporting neighborhood services, while protecting the integrity of existing neighborhoods.**
- **Integrate new development with the Saguaro National Monument**



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# HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP\*

## LEGEND

- NEIGHBORHOOD BOUNDARY
- EXISTING RESIDENTIAL UNITS
- TRANSITION AREA (RESIDENTIAL POLICIES 184)
- DEVELOPMENT OPPORTUNITY AREA:  
GROSS DENSITY UP TO 4.2 RAC  
IF MEET RESIDENTIAL POLICY 4.
- NON-RESIDENTIAL USES
- PROPOSED COLLECTOR STREET CONCEPT
- 300' BUILDING SEPARATION; (RESIDENTIAL  
POLICY 4 & VI)

\* NOTE: FOR SPINE WASH CONSIDERATIONS SEE  
CONCEPTUAL FLOODPLAIN MAP.



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# *Houghton East Neighborhood Plan*

## Pertinent Land Use Policies

- **Locate non-residential uses only at the intersections of Houghton Road with Broadway Boulevard and 22<sup>nd</sup> Streets.**
- **Restrict nonresidential uses to 20 feet in height, except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner.**
- **Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.**



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# Proposed Plan Policy Change:

**Nonresidential Policy 2.D** – Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E).



**Nonresidential Policy 2.D** – Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E) or at the northeast corner of Houghton Road and 22<sup>nd</sup> Street where maximum height allowed is 26 feet with a 4 foot parapet.

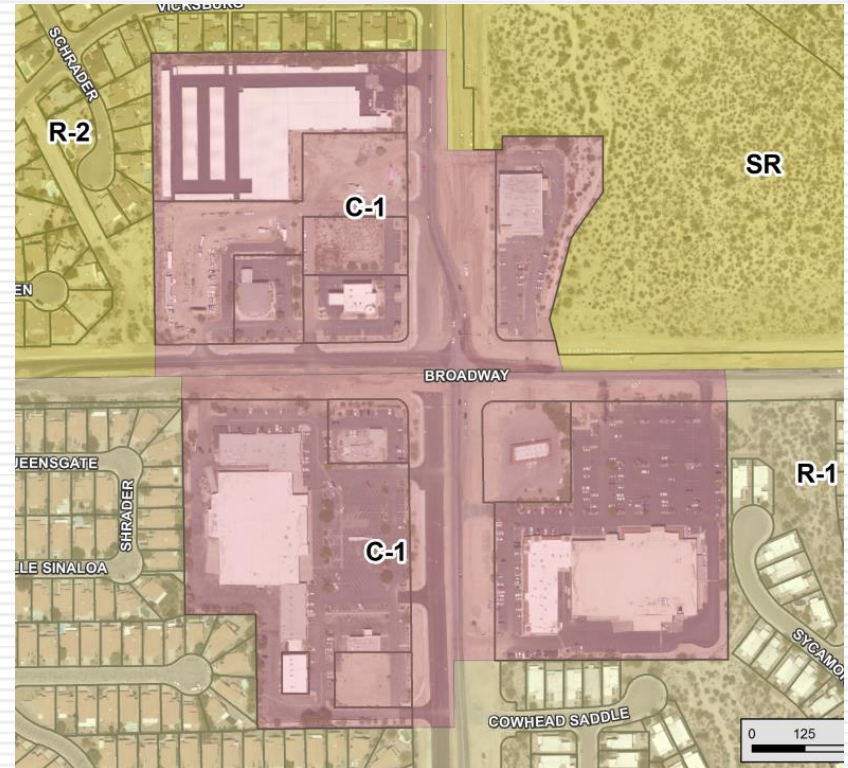


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# Previous amendments to *Houghton East Neighborhood Plan*

- Plan Amendment on January 22, 1990 - Resolution #15017
- Allowed nonresidential buildings heights of 28 to 35 feet at northeast corner of Broadway and Houghton.



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### Building Heights

1 26 feet

2 20 feet

3 20 feet

### Building Setbacks

4 127 feet

5 62 feet

6 122 feet

7 113 feet

8 65 feet

9 82 feet

10 40 feet

11 59 feet



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# Findings:

- Proposed Land Use Change Consistent w/ *Plan Tucson* and *Houghton East Neighborhood Plan*.
- Amendment site size with slightly greater than normal setbacks allows development to minimize the impacts of a minimal increase in height.
- Amendment site is located at the intersection of two arterial streets as identified on the City's *Major Streets & Routes* map.
- Proposed building height of 26 feet is an appropriate request for a nonresidential use, and similar to a previous approved amendment to the *HENP* which allowed 28 to 35 feet building heights at Broadway and Houghton.



**Staff recommends that the Planning Commission set this item for Public Hearing on the next available date in January 2016.**

